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Statement to the Legislature

by

The Honourable John White

Treasurer of Ontario  
and Minister of Economics and Intergovernmental Affairs

on the proposed  
Acquisition of a Townsite in Haldimand-Norfolk

23 May 1974

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Mr. Speaker,

I have now completed my review of proposals for a new community in Haldimand-Norfolk and the government has accepted my recommendation to acquire all of what has come to be known as the Townsend site in the Jarvis area.

To do this we have acquired all the property and options held by the consortium, so-called, covering 10,740 acres. We will exercise these options by the end of the month and assume ownership of the entire site.


The total cost of this acquisition is about \$22,000,000 which is much less than the estimated cost of acquiring a similar parcel of land in the Woodhouse site.



The Townsend site will meet our planning objectives for the region and was overwhelmingly supported just two weeks ago by the members of the council of the Regional Municipality of Haldimand-Norfolk as the preferred site for a new community.

I have also had the proposals, made to us by the consortium, examined by an independent chartered accounting firm and the Ministry of Government Services and its consultants. The agreement which has been reached is the result of some intensive negotiating over the past few weeks. It provides for us:

- to take over and exercise all the options at their original cost;
- to purchase three farms now owned outright by the agents at the average per acre price of the property under option; and
- to pay a five per cent fee to cover all the assembly costs including local real estate brokers' fees.



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Mr. Speaker, we have reserved the right to pay the brokers' fees directly to the realtors involved from the amounts due to the consortium under the agreement. We also have an undertaking that neither the members of the consortium nor any principals in this transaction have or will acquire, directly or indirectly, any property within two miles of the development site.

In this connection, we will require some additional property to complete the site and I have asked the Minister of Government Services to proceed immediately with this acquisition on a similar cost basis.

Meantime, development in the general area, and particularly in the area south of the site to Lake Erie, is controlled by minister's orders so that the interests of the government and the regional municipality will not be frustrated by any precipitous or incompatible development. The planning and development of the site and surrounding areas will be proceeded with using the provisions of The Ontario Planning and Development Act. The land being acquired by the government will be sold to the Ontario Land Corporation providing this crown corporation is agreed to by the Legislature later this year.

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Mr. Speaker, we have received the  
right to pay the money. I am happy to  
the committee. I am happy to  
to the committee. I am happy to  
also have an understanding that neither the  
members of the committee nor any individual  
in this connection have in this regard  
directly or indirectly, any property which  
two miles of the development side.

In this connection, we will receive  
some additional property as well as the  
and I have asked the Minister of Government  
Services to provide immediately with this  
acquisition on a scale of 100 acres.

Respectfully, development in the general  
area, and particularly in the area of  
the site in Lake Erie, is expected to  
minister's orders in the area of  
the government and the national development  
will not be increased in the future or  
incompatible development. The property and  
development of the site and surrounding areas  
will be provided with the government of  
the Ontario Planning and Development Act. The  
land being acquired by the government will be  
sold to the Ontario Land Development Corporation  
This action is expected to be by the  
legislature later this year.